

Significant Amendment
City of Wichita Housing Authority
2014 Annual PHA Plan
Method of Determining Flat Rents

The 2014 Appropriations Act changed a long-standing rule (24CFR 960.253) and approach of basing Public Housing flat rents on private unassisted market rate units and property conditions including property locations, number of bedrooms, building material quality and amenities if any. The 2014 Appropriations Act now requires that flat rents be at least 80% of Fair Market Rents, but the annual increases must be phased in to ensure that a household's rental payments do not increase by more than 35% per year as a result of this change.

In compliance with HUD regulations, the proposed flat rate increases for the City of Wichita Public Housing program have been adjusted to comply with the new regulation but are less than the mandated 80% of fair market rent, because an increase to that level would exceed the HUD directive that rent increases not increase by more than 35%.

AMP 1	Unit Size	80% of FMR	35% Increase	Approved Flat Rent
Greenway	1 BR	\$444.80	\$371	\$325
	2 BR	592.00	472	425
McLean	1 BR	444.80	371	325
	2 BR	592.00	472	425
AMP 2				
Rosa Gragg	1 BR	444.80	371	325
Bernice Hutcherson	1 BR	444.80	371	325
AMP 3 and AMP 4 Single-family Units				
	2 BR	592.00	472	472
	3 BR	816.80	573	573
	4 BR	900.00	641	641
	5 BR	1,034.40	708	708
	6 BR	1,169.60	742	742